



## 1 Keeble Drive

Washingborough, Lincoln, LN4 1DZ



Book a Viewing!

**£265,000**

A well-presented three bedroom detached bungalow, pleasantly positioned within the highly sought after village of Washingborough. Owned and lovingly maintained by the same family since new, the property offers spacious and versatile accommodation comprising: Porch, Entrance Hall, generous Lounge/Diner, fitted Kitchen, Conservatory, three Bedrooms, Shower Room and a Separate WC. Externally, the bungalow enjoys a block paved driveway providing ample off street parking, a low maintenance front garden, a single garage and a generous and private enclosed rear garden. Offered for sale with No Onward Chain, this delightful home is ideally situated to enjoy village life while being within easy reach of Lincoln. Viewing is highly recommended to fully appreciate the accommodation and desirable position on offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** —D.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The charming village of Washingborough is situated 4 miles South-East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities. Washingborough proves popular with people searching for a pleasant village to live.





#### PORCH

With main entrance door and double glazed window to the front aspect.

#### HALL

With radiator and airing cupboard housing the gas-fired central heating boiler.

#### LOUNGE/DINER

17'11" (max) x 22'2" (max) (5.46m x 6.75m) With double glazed bay window to the front aspect, double glazed window to the side aspect, gas fire set within a decorative fireplace and two radiators.

#### KITCHEN

9' 5" x 8' 10" (2.88m x 2.71m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan over, 1½ bowl sink with side drainer and mixer tap over, spaces for fridge freezer, washing machine and dishwasher, breakfast bar, tiled splashbacks and double glazed window to the side aspect.

#### CONSERVATORY

13' 10" x 9' 2" (4.24m x 2.80m) With double glazed French doors to the garden and tiled flooring.

#### BEDROOM 1

13' 11" x 9' 11" (4.26m x 3.03m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

#### BEDROOM 2

12' 11 (max)" x 10' 5" (3.94m x 3.18m) With double glazed window to the rear aspect, fitted wardrobes and radiator.

#### BEDROOM 3

14' 0" x 6' 10" (4.27m x 2.10m) With double glazed French doors to the conservatory and radiator.

#### WET ROOM

With wet room shower, pedestal wash hand basin, tiled walls, chrome towel radiator and double glazed window to the side aspect.

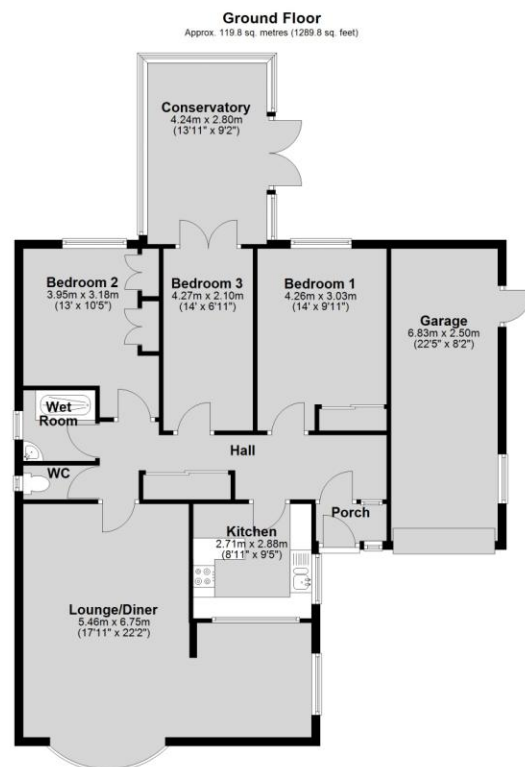
#### SEPARATE WC

With close coupled WC, tiled walls and flooring and double glazed window to the side aspect.

#### OUTSIDE

The property has a block paved driveway providing off street parking for multiple vehicles and access to the garage. The garage has an up and over door to the front, side personnel door, light and power. There is a front garden laid to gravel with flowerbeds. To the rear of the property there is a generous enclosed garden laid mainly to lawn with two patio seating areas, mature shrubs and a garden shed.





#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTES

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

